



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Cynthia Howk DATE: Dec., 1994
133 S. Fitzhugh St.
YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

IDENTIFICATION

1. BUILDING NAME(S): _____
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: _____
3. STREET LOCATION: 240 Lake Shore Drive
4. OWNERSHIP: a. public ☐ b. private ☒
5. PRESENT OWNER: Mr & Mrs. Douglas Weimer ADDRESS: (same) Hilton, NY 14468
6. USE: Original: residence Present: residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐
e. cobblestone ☐ f. shingles ☒ g. stucco ☐ other: _____
roof - asphalt shingles. foundation - concrete block.
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☒
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

(see continuation sheet)

12. PHOTO:

13. MAP:

"This looks a little like a Claude Bragdon house. This house has some unusually steep roofs and a sort of Bragdonesque front entrance canopy. All of it is sort of in the Bragdon style. I think this is in the 'green plus' category. It seems to be all of a piece. I don't think there's enough there to push it into the 'red' category." P.Malo.



14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: erosion of site by lake (N. of house)
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☒
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☒ trellis & wisteria on garage
i. landscape features: coniferous shrubs
j. other: picket fence with brick piers & cast concrete urns
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☒ e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: located adjacent to Lake Ontario shoreline
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: 1930s

ARCHITECT: not determined

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: residential

11c.

Contemporary front door has replaced the original door.

The house remains principally unaltered from its original design.

17. This house is located on the north side of Lake Shore Drive in the northwest quadrant of the town. The lot size is 60' by 160.' The lot is situated on the Lake Ontario shoreline and only slightly above beach/water level. The lake is about 20' north of the house. A contributing early 20th-century garage is to the south of the house, next to the roadway. There is a very short driveway at the southeast corner of the property, immediately adjacent to the road. The neighborhood consists of 20th-century residential architecture, ranging from the c. 1930s to the present.

18. This two-story residence has wood shingle cladding and is topped by a red asphalt shingle roof. There are two brick chimneys; one is located on the ridgeline of the main section of the house, the other is located near the gable end of the east section of the house. The main center section features a broad-pitched, side-gabled roof plan with a steeply-pitched front gable. The facade includes a pair of 6/1 double hung windows in the front gable. The remaining windows on the facade include 4/1, 6/1 and 3-paned sash. The principle doorway is located in the center of the facade (south elevation). It has a decorative arched entrance hood that rests on two Doric wood columns

The center 2-story section of the house is flanked by east and west 1-1/2 story wings with broad-pitched roofs. Similar 6/1 fenestration is located in the wings.

The contributing early 20th-century garage includes a broadly-pitched, side-gable roof, brick and wood shingle cladding, 1/1 and 6-paned windows and a brick chimney. A modern over-head door faces the street. Two original paneled doors are located on the west elevation. One of the doors gives access to storage area in the upper part of the gable. Two decorative wood trellises (possibly original) are located on the west side of the garage and support wisteria vines.

In addition to its location on the lakeshore, the site is

18. continued

also enhanced by two brick piers topped by cast concrete decorative urn planters and a connected section of wood picket fence all located on the front (south) lawn near the road.

20. Apparently built in the 1930s, this house is architecturally significant as an example of early 20th-century Colonial/Tudor Revival architecture in the town. It retains its integrity of design, materials and craftsmanship - a very little changed building in its five-plus decades. The contributing garage and garden ornaments (brick piers, fence, trellises, urns) add to the period integrity of the setting. Historically, it represents the c. 1930s development that came to this remote northwest corner of the town, when former farm property was subdivided into building lots and houses were erected for seasonal/vacation use along the shoreline.

The steeply-pitched, side-gabled roof and steeply-pitched center gable are characteristic of the early 20th-century Tudor Revival style. The wood shingle cladding is uncommon in Tudor influenced houses from this period. The front entrance porch with curved hood and Doric columns is inspired by the Colonial Revival designs of that same period. In a sense, the house is a hybrid of both Tudor Revival and Colonial Revival styles. Its front entrance and steep roofs are somewhat reminiscent of the work of Claude Bragdon, Rochester's most prominent early 20th-century architect. It was not possible, however, to determine if this house was designed by an architect.

The 1902 county map shows this area as a large 239.35-acre parcel owned by George W. Payne. Lake Shore Road did not exist. To the west was North Town Line Road (current Payne Beach Rd.). The area was rather remote and transportation access was limited; the Manitou Beach trolley tracks only extended as far as Manitou Beach to the east.

The 1924 county map shows that "Lake Shore Drive" had been laid out, extending east from Payne Beach Road (former N. Town Line Rd.). Property along Lake Shore Dr. was divided into small building lots and this parcel was shown as Lot 52 (no building on the site). George W. Payne is still shown as the owner of a 106-acre parcel to the south of Lake Shore Drive (see survey information for 64 Payne Beach Road).

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20. continued

The Tax Assessor's office lists 1929 as a possible construction date for this house. The 1930 suburban directory, however, includes Lake Shore Drive, but no buildings are yet listed on this street. Lake Shore Drive is listed in the suburban directories into the mid-1940s, but no addresses/owners are shown. It is not until the 1948 suburban directory that house numbers and property owners are listed for Lake Shore Drive. It is possible that, because of its remote location, this residential street was not considered a "suburban" neighborhood and its addresses/owners were, therefore, excluded from the directory's annual listings for a number of years.

The 1959 county map shows this as Lot 52 with the main house and the garage to its south. All the lots on the north side of Lake Shore Drive have houses; there are no houses shown on the south side of Lake Shore Drive. The proposed "Lake Ontario Parkway" is shown to the south.

Mr. & Mrs. Douglas Weimer have resided here for six years.

From the Colonial/Tudor Revival architectural design of this house, it appears that a construction date of the late 1920s - 1930s is possible for this residence.

21.

See final report for bibliography.

